

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Construction Services

Member: John R. Smith
828-5220

Project Name: First National Investments of the
Caribbean

Case #: 63-R-01

Date: May 22, 2001

Comments:

1. No comments.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: First National Investments of the
Caribbean

Case #: 63-R-01

Date: 5-22-01

Comments:

1) Flow test required. Show hydrant location.

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Division: Engineering

Member: Tim Welch
828-5123

Project Name: First National Investments of the
Caribbean

Case #: 63-R-01

Date: 5-22-01

Comments:

1. The applicant must provide drainage calculations and design which demonstrate compliance with Broward Co. Dept. of Planning and Environmental Protection (DPEP) Chapter 27 Pollution Control Manual. The site must be designed for the minimum requirements for on site retention and water quality pre-treatment and thus a minimum of 1 inch volume over the entire site or 2.5 inches over the impervious percentage (whichever is more conservative). The drainage license and calculations and design must be complete with the application submittal for building a permit.
2. Additional elevations are required along the drive connections to alley to determine water is to be retained on site.
3. The wall along the alley appears to be designed within the recommended clear 10 ft. sight triangles. Please construct a 10 X 10 Ft. triangle along edge of drive and alley. The wall should be designed outside this triangle.
4. Please complete the water and sewer design. It appears that services are not yet defined in size and are not shown entering the building.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: First National Investments of the
Caribbean

Case #: 63-R-01

Date: 5-22-01

Comments:

Landscaping comments will be available at the DRC meeting.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: First National Investments of the
Caribbean

Case #: 63-R-01

Date: May 22, 2001

Comments:

No apparent interference will result from this plan at this time.

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Division: Planning

Member: Jim Koeth
828- 5276

Project Name: First National Inv.

Case #: 63 R 01

Date: May 22, 2001

Comments:

- 1) Provide breakdown for building uses (i.e.: Bldg. A & B) in calculation table.
- 2) Provide detail for bufferyard wall. Discuss with applicant and Zoning Rep. at the meeting.
- 3) Discuss additional landscaping on Federal Hwy. and within bufferyard with Landscape Rep. and applicant at the meeting.
- 4) Provide pedestrian path to Fidelity Bldg. from Federal Hwy.
- 5) Photometrics does not indicate compliance with the ULDR reqts. Discuss with applicant and Zoning Rep. at the meeting.
- 6) Provide lighting pole detail and label on site plan. Provide pole heights and shields on detail. Discuss with applicant at the meeting.
- 7) Restore curb and gutter for area of removed driveway. Discuss with Engineering Rep. and applicant at the meeting.
- 8) Discuss pavement encroachments within req'd bufferyard with applicant and Zoning Rep. at the meeting.
- 9) Ensure mechanical equipment screened from residential uses. Discuss with Zoning Rep. and applicant at the meeting.
- 10) Recommend presenting project to the local civic association and neighborhoods for public input.
- 11) Discuss parking lot circulation with Engineering Rep. at the meeting.

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- 12) Discuss removal of alley access points from parking lot with applicant at the meeting for neighborhood compatibility.
- 13) Additional architectural fenestration be applied to building's facades facing residential uses.
- 14) Provide text narrative indicating compliance with ULDR Sec. 47-25.3. point by point.
- 15) Discuss provision for additional ROW with Engineering Rep. and applicant at the meeting.

Additional comments may be forthcoming at the meeting.

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Division: Plumbing

Member: Ted DeSmith
828-5232

Project Name: First National Investments of the
Caribbean

Case #: 63-R-01

Date: May 22, 2001

Comments:

1. No comments.

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Division: Police

Member: Det. C. Cleary-Robitaille
759-6419, 759-6400 (Main Number)

Project Name: First Nat'l. Inv. of the Caribbean

Case #: 63-R-01

Date: 5-22-01

Comments:

1. An intrusion detection system is recommended
2. Impact- resistant glass should be used for all glass areas.
3. Rear doors of the buildings should be metal clad doors set in metal frames, with a 180 degree peephole.
4. The placement of large canopied trees should not interfere with lighting.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: First National Investment of the
Caribbean

Case #: 63-R-01

Date: 5/22/01

Comments:

1. Neighborhood compatibility requirements of section 47-25.3 apply to this development site. Lighting design and performance standards, Architectural features, Screening of rooftop mechanical equipment and bufferyard requirements.
2. When nonresidential property is contiguous to any residential property a ten (10) foot landscape strip and a minimum of a five (5) foot height wall shall be constructed along the length of the property line, which abuts the residential property. Access is prohibited. Section 47-25.3.A.3.d. Provided design details.
3. Neighborhood compatibility and preservation of section 47-25.3.A.3.e apply to this purposed development.
4. All signs shall comply with section 47-22.
5. Additional comments maybe discussed or added at DRC meeting.